

046.0

0003

0014.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
917,000 / 917,000

APPRaised:

917,000 / 917,000

USE VALUE:

917,000 / 917,000

ASSESSED:

917,000 / 917,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O CONNELL THOMAS P & LARA M
Owner 2:	
Owner 3:	

Street 1: 95 MEDFORD ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: O CONNELL THOMAS P -

Owner 2: MACDONALD LARA M -

Street 1: 95 MEDFORD ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,528 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1898, having primarily Wood Shingle Exterior and 2374 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

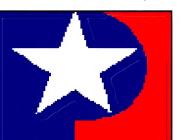
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7528		Sq. Ft.	Site		0	80.	0.77	1			Med. Tr	-10					465,006						465,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										32645
										GIS Ref
										GIS Ref
										Insp Date
										12/04/18



USER DEFINED

Prior Id # 1:	32645
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	19:02:04
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	452,100	0	7,528.	465,000	917,100	917,100	Year End Roll	12/18/2019
2019	104	FV	369,400	0	7,528.	494,100	863,500	863,500	Year End Roll	1/3/2019
2018	104	FV	369,400	0	7,528.	360,400	729,800	729,800	Year End Roll	12/20/2017
2017	104	FV	346,500	0	7,528.	313,900	660,400	660,400	Year End Roll	1/3/2017
2016	104	FV	346,500	0	7,528.	267,400	613,900	613,900	Year End	1/4/2016
2015	104	FV	289,200	0	7,528.	261,600	550,800	550,800	Year End Roll	12/11/2014
2014	104	FV	289,200	0	7,528.	215,100	504,300	504,300	Year End Roll	12/16/2013
2013	104	FV	300,700	0	7,528.	204,600	505,300	505,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O CONNELL THOMA	61310-313		3/1/2013	Convenience		1	No		
CHRISTENSEN SAS	40488-208		8/15/2003		500,000	No	No		
	15571-62		5/1/1984		138,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2011	1071	Redo Kit	18,500					
11/16/2006	1001	Manual	5,000					replace existing p

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
5/1/2012	Info Fm Prmt	BR	B Rossignol
5/5/2009	Meas. Denied	189	PATRIOT
11/25/2003	MLS	HC	Helen Chinal
3/8/2000	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH						
Type:	12 - Multi-Conver		Full Bath:	2	Rating: Average	A Bath:		Rating:										
Sty Ht:	2A - 2 Sty +Attic		3/4 Bath:		Rating:													
(Liv) Units:	2	Total: 2	A 3QBth:		Rating:													
Foundation:	3 - BrickorStone		1/2 Bath:		Rating:													
Frame:	1 - Wood		A HBth:		Rating:													
Prime Wall:	1 - Wood Shingle		OthrFix:		Rating:													
Sec Wall:		%																
Roof Struct:	1 - Gable																	
Roof Cover:	1 - Asphalt Shgl																	
Color:	GRAY																	
View / Desir:																		
GENERAL INFORMATION						OTHER FEATURES			RESIDENTIAL GRID			SKETCH						
Grade:	C - Average		Kits:	1	Rating: Average	A Kits:	1	Rating: Very Good	1st Res Grid	Desc: Line 1	# Units: 2							
Year Blt:	1898	Eff Yr Blt:	Fpl:		Rating:	WSFlue:		Rating:	Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:		Alt %:							Other									
Jurisdct:	G13	Fact: .							Upper									
Const Mod:									Lvl 2									
Lump Sum Adj:									Lvl 1									
INTERIOR INFORMATION						CONDOS INFORMATION			REMODELING			RES BREAKDOWN						
Avg Ht/FL:	STD		Location:			Total Units:			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall:	2 - Plaster								Interior:	2	5	2						
Sec Int Wall:		%							Additions:									
Partition:	T - Typical								Kitchen:									
Prim Floors:	3 - Hardwood								Baths:									
Sec Floors:		%				Total:	26.4	%	Plumbing:									
Bsmnt Flr:	12 - Concrete								Electric:									
Subfloor:									Heating:									
Bsmnt Gar:									General:									
Electric:	3 - Typical																	
Insulation:	2 - Typical																	
Int vs Ext:	S																	
Heat Fuel:	1 - Oil																	
Heat Type:	5 - Steam																	
# Heat Sys:	2																	
% Heated:	100	% AC:																
Solar HW:	NO	Central Vac:	NO															
% Com Wall:		% Sprinkled:																
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:				
SPEC FEATURES/YARD ITEMS						PARCEL ID 046.0-0003-0014.0												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N						Total Yard Items:			Total Special Features:			Total:						
IMAGE AssessPro Patriot Properties, Inc 																		